RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39356

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/06/00 09:23 2pgs
Fees:11.00 Taxes:407.00

20001006-0099452

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-23-03

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Dale Brown 4706 Wyoming Avenue Nashville, TN 37209	New Owner	103-3-174

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Francis Evans, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Dale Brown and Brenda J. Brown, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 605 and the easterly 40 feet of Lot No. 607, of Block 30, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said parts of Lot Nos. 605 and 607 adjoin and front together 50 feet on the northerly margin of Wyoming Avenue, formerly 6th Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Francis Evans and wife, Rubie Mai Evans by Deed from Henry C. Hill, Jr. and wife, Margaret Hill of record in Book 2452, page 555, Davidson County Register's Office. The said Rubie Mai Evans has since died

Unimproved ( )
This is improved (X) property known as 2121 Highway 12 South #179, Ashland city, TN 37015
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 3rd day of October, 2000

John F. Evans

John Francis Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Francis Evans
the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 3rd day of October, 2000.

Commission Expires 9/28/2002

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged _____self to be the _____.the within named bargainor, and corporation, and that ____he_____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the _____ day of October, 2000.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

Notary Public